



58

Kensington House
West Drayton
Middlesex
UB7 9DG

RWHITLEY
Est. 1938 & CO

Guide Price £450,000



- Penthouse Apartment
- Split Level
- Three Double Bedrooms
- Immaculate Communal Grounds
- Concierge Service
- On Site Gym
- Security Entrance
- Communal Lift
- Long Lease

DESCRIPTION

Meticulously designed by renowned developers St George to take advantage of natural light and boasting an elevated setting on the top floors of 'Kensington House' which is situated in sought after 'Park Lodge Avenue'. A three bedroom penthouse apartment with accommodation laid out over two levels giving a 'house like' feel yet offering a wealth of easy lifestyle advantages such as an on site gym, concierge and the ability to 'lock up and leave'. On entering the apartment you are greeted with an inviting entrance hall with wood veneer flooring which flows into the wonderful open plan living space with living area, dining area, French doors to a private terrace with far reaching views and a fitted kitchen with a wealth of

integrated appliances and granite worksurfaces. The main bedroom, which has an en-suite bathroom, measures 14'3 by 13' and is situated on the lower level. Stairs to the entrance hall lead to the upper level which offers a luxury shower room and two bedrooms with lofty ceilings.

HEATING & HOT WATER

Electric heating. An electric immersion heater in hot water tank provides the domestic hot water.

WINDOWS

Double glazed windows.

OUTSIDE

The development enjoys delightful communal gardens including a square which has been thoughtfully landscaped and is well maintained. The apartment benefits from two parking permits.

LOCATION

Park West is situated within walking distance of the town centre with mainline railway station (which will benefit from Crossrail). Local shopping (including a Sainsbury's local), bus routes and schools are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

COUNCIL TAX BAND

We understand that the current council tax band is E.

TENURE

We understand that the property is held on a lease term of 99 years from 31st December 2006 (980 years remaining).

GROUND RENT

We understand that there is a ground rent payable currently £375 per annum. This figure doubles every 20th anniversary or the lease commencement date for the first 100 years.*

SERVICE CHARGE

We understand the service charge payable for the period 1/1/25 to 31/12/25 is £5,091.90.*

NOTE

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

SERVICES

Mains electricity, water and drainage.

VIEWINGS

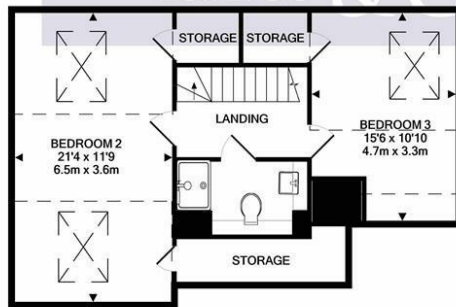
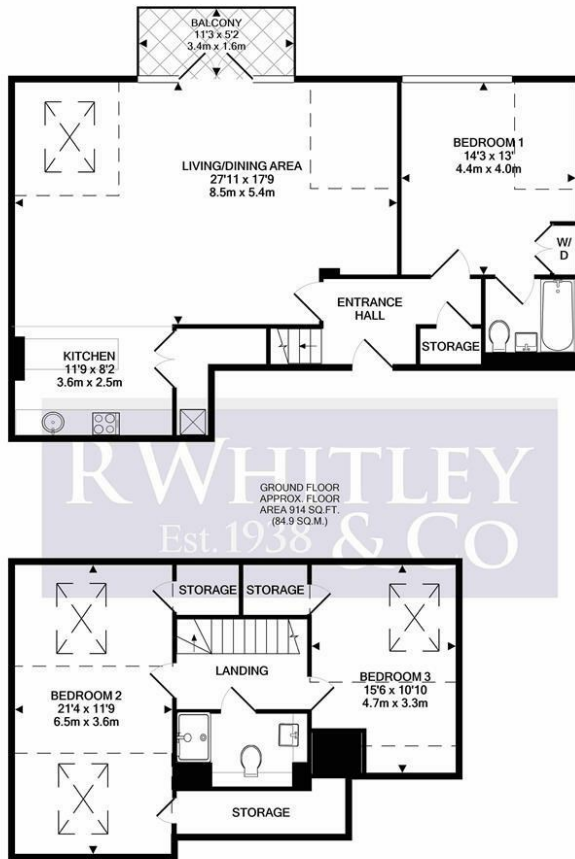
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







TOTAL APPROX. FLOOR AREA 1520 SQ.FT. (141.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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